118.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	564,400 / 564,400
					USE VALUE:	564,400 / 564,400
					ASSESSED:	564,400 / 564,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS HEMAN L
Owner 2:	
Owner 3:	
Street 1:	159 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	186,400		378,000	564,400
Total Card	0.092	186,400		378,000	564,400
Total Parcel	0.092	186,400		378,000	564,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.93 | /Parcel: 489.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	76054
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!9162!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,400	0	4,000.	378,000	564,400	564,400	Year End Roll	12/18/2019
2019	101	FV	177,500	0	4,000.	372,600	550,100	550,100	Year End Roll	1/3/2019
2018	101	FV	163,100	0	4,000.	286,200	449,300	449,300	Year End Roll	12/20/2017
2017	101	FV	163,100	0	4,000.	270,000	433,100	433,100	Year End Roll	1/3/2017
2016	101	FV	163,100	0	4,000.	248,400	411,500	411,500	Year End	1/4/2016
2015	101	FV	155,300	0	4,000.	232,200	387,500	387,500	Year End Roll	12/11/2014
2014	101	FV	155,300	0	4,000.	213,800	369,100	369,100	Year End Roll	12/16/2013
2013	101	FV	155,300	0	4,000.	213,800	369,100	369,100		12/13/2012

PRINT

Date	Time
12/10/20	23:40:17

LAST REV

Date	Time
12/01/20	10:19:53
jorourke	
9162	

USER DEFINED

Prior Id # 1:	76054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8857-326		1/1/1901	Family		No	No		Gladys P Lewis D.O.D. 12/4/2014, Woburn, Ma.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2011	1410	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Meas/Inspect	CC	Chris C
11/25/2008	Meas/Inspect	355	PATRIOT
10/31/2000	Hearing N/C	163	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253248
Depreciation:	66857
Depreciated Total:	186390

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

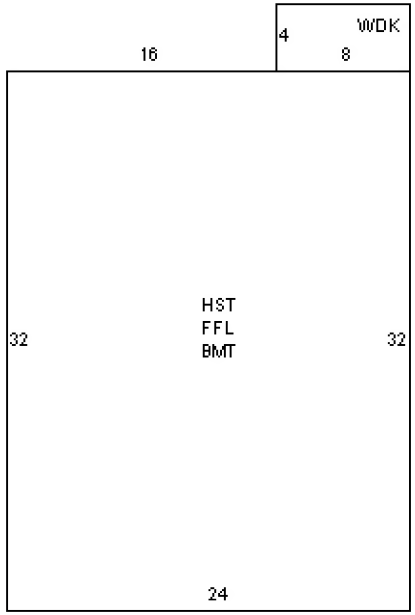
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	95.49
Final Total:	186400	Val/Su SzAd	161.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
HST	Half Story	384	141.740	54,427
WDK	Deck	32	16.000	512
	Net Sketched Area:	1,952	Total:	196,448
Size Ad	1152	Gross Are	2336	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc